



BRAUNSTON ROAD
OAKHAM, RUTLAND

JAMES
SELICKS



“... IMMACULATELY-PRESENTED, THREE-BEDROOM HOME ...”

A modern and immaculately presented three-bedroom home finished to a high standard and within easy walking distance of Oakham town centre.

Dining Kitchen • One Reception Room • Downstairs Cloakroom • Three Bedrooms • Family Bathroom, One Ensuite • Private Rear Garden • Two Allocated Parking Spaces • Walking Distance to Town Centre • EER - B •

Accommodation

Enter the property into an entrance hall with stairs rising to first floor, a downstairs WC just off and doors leading to the ground floor accommodation. To the left, there is a well-proportioned living room that sits to the front of the property with two large windows allowing plenty of light. The focal point of the home is the large S-shaped dining kitchen that has a comprehensive range of fitted units under light granite worktops. There is a low-level oven with hob and extractor over, a dishwasher and space and plumbing for a washing machine, tumble dryer and free-standing fridge freezer. The dining space has glazed double doors out to the patio and garden beyond. The ground floor is completed by a large storage cupboard under the stairs.

To the first-floor there are three bedrooms, a family bathroom and an en-suite shower room. The master bedroom sits to the rear of the property with ample built-in wardrobes and is complemented by a well-appointed en-suite shower room. A particularly nice feature of the principal bedroom is the vaulted ceiling creating a sense of space. Bedrooms two and three sit to the front of the property, bedroom two also a double room with bespoke built-in wardrobes and bedroom three a generous single. They are both served by the family bathroom comprising a P-shaped bath with shower over, low flush lavatory and pedestal wash hand basin.

Outside

To the front of the property there is a small garden area with a path leading through a timber hand gate to the front door. To the rear there is a south-west facing garden that is mainly laid to lawn with large patio area sitting directly off the dining kitchen. The property also has private residential parking in the communal car park which serves this small development. This very well-appointed modern home is in superb condition and is offered to market with the agent's strongest recommendation for an internal inspection.



Location

Oakham is an attractive and historic market town with a full range of shops and other facilities. There are excellent primary and secondary schools with independent schools in the area at Oakham, Stamford and Uppingham. The town is conveniently located for ease of access to major centres such as Leicester, Peterborough, Corby, and Kettering. These 4 centres all have main line train services and the ability of reaching London within the hour.

Services & Council Tax

The property is offered to the market with all mains services and gas-fired central heating.

Rutland County Council – Tax Band B

Tenure

Freehold



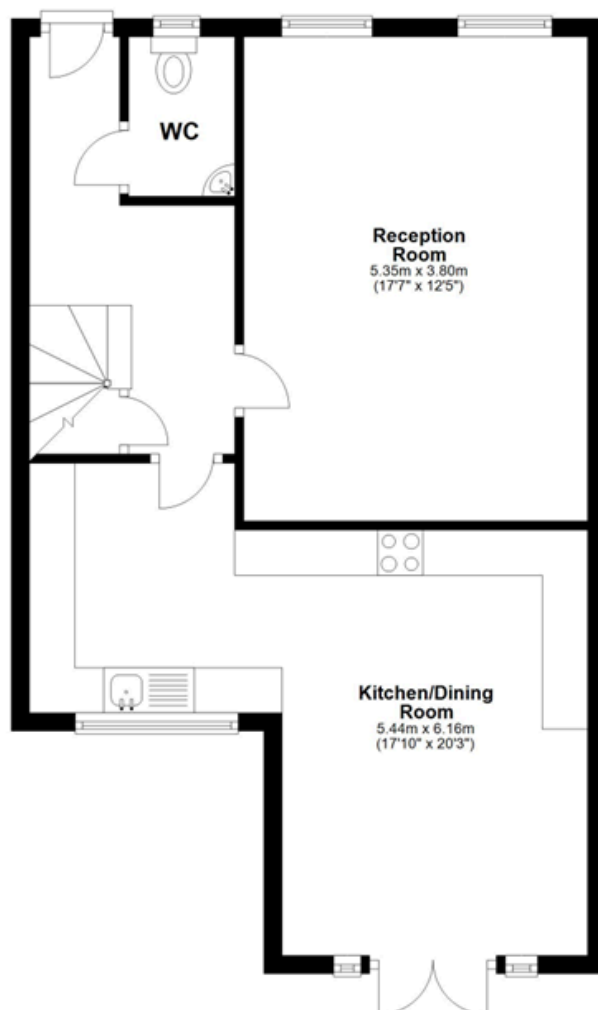
120 Braunston Road, Oakham, Rutland LE15 6RU

House Total Approx. Gross Internal Floor Area incl. Garage = 1205 ft² / 112 m²

Measurements are approximate, not to scale, for illustrative purposes only.

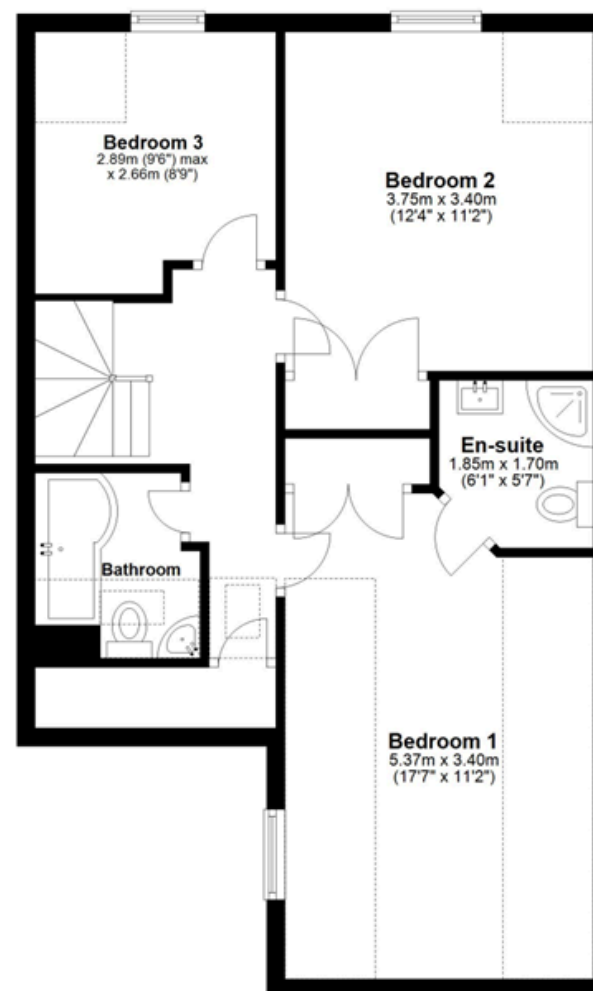
Ground Floor

Approx. 55.1 sq. metres (592.8 sq. feet)



First Floor

Approx. 56.8 sq. metres (611.7 sq. feet)





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Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Notice

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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

www.jamesselicks.com

